175.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,000 / 789,000
					USE VALUE:	789,000 / 789,000
					ASSESSED:	789,000 / 789,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARDIN MARIE A
Owner 2:	
Owner 3:	
Street 1:	12 AVOLA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Vinyl Exterior and 2403 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6220.000	385,100	500	403,400	789,000
Total Card	0.143	385,100	500	403,400	789,000
Total Parcel	0.143	385,100	500	403,400	789,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.31 /Parcel: 328.31

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116957

GIS Ref

GIS Ref

Insp Date 09/08/18

!13617!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	385,100	500	6,220.	403,400	789,000		Year end	12/23/2021
2021	101	FV	374,400	500	6,220.	403,400	778,300		Year End Roll	12/10/2020
2020	101	FV	374,400	500	6,220.	403,400	778,300	778,300	Year End Roll	12/18/2019
2019	101	FV	286,400	500	6,220.	397,600	684,500	684,500	Year End Roll	1/3/2019
2018	101	FV	286,100	500	6,220.	305,400	592,000	592,000	Year End Roll	12/20/2017
2017	101	FV	286,100	500	6,220.	288,100	574,700	574,700	Year End Roll	1/3/2017
2016	101	FV	286,100	500	6,220.	265,100	551,700	551,700	Year End	1/4/2016
2015	101	FV	281,100	500	6,220.	247,800	529,400	529,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:23:43

LAST REV

Date	Time
10/02/18	14:48:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13617

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18167-502		5/1/1987		228,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2018	777	New Wind	7,900	C				
10/7/2016	2172	Re-Roof	4,890	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
10/21/2008	Measured	197	PATRIOT
10/26/2000	Hearing N/C	201	PATRIOT
3/11/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/3/2000	Measured	243	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116957
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6220		Sq. Ft.	Site		0	70.	0.93	6			Topo	-5					403,389						403,400	

Total AC/HA:	0.14279	Total SF/SM:	6220	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	403,389	Spl Credit		Total:	403,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	19. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	19.5 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.26910377
Const Adj.:	1.00088990
Adj $ / SQ:	177.833
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478335
Depreciation:	93275
Depreciated Total:	385060

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	2	HB	2					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

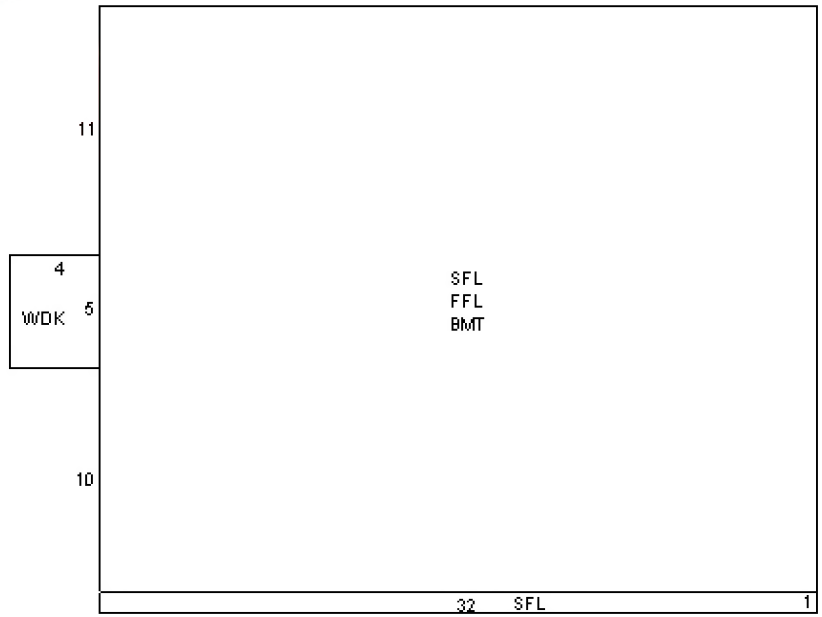
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.83
Special Features:	0	Val/Su Net:	151.14
Final Total:	385100	Val/Su SzAd	227.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	864	177.830	153,647
BMT	Basement	832	82.830	68,911
FFL	First Floor	832	177.830	147,957
WDK	Deck	20	16.010	320

Net Sketched Area:	2,548			Total:	370,835
Size Ad	1696	Gross Area	2548	FinArea	2403

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	GD	1990	0.00	T	17.4	101						
19	Patio	D	Y	1	10X12	A	AV	1990	5.38	T	23.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500